



Southport: 01704 778668
Ormskirk: 01695 570102

Parbold: 01257 442789
Chorley: 01257 241173
arnoldandphillips.com

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ESTATE AGENTS

Total Approx. Floor Area 3882 Sq.ft. (360.6 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold
Council Tax Band: G

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



THE LUXURY PROPERTY SPECIALISTS

Bankfield Lane, Southport
Offers in the Region of £795,000



Arnold & Phillips are thrilled to bring to market an exciting opportunity to acquire this unique five-bedroom detached residence, occupying a generous and secluded plot on the coveted Bankfield Lane in Churchtown, Southport.

Accessed via an impressive in-and-out driveway leading to ample off-road parking and a triple car garage, 'The Old Rectory' offers an abundance of character, convenience and charm.

Situated within walking distance of the historic Churchtown village, with its charming amenities and independent retailers and boasting excellent transport links, including nearby reputable schools, it's an ideal home for families.

The ground floor features three spacious reception rooms, all tastefully adorned with character features, along with a centrally located fitted kitchen equipped with integrated appliances. The highlight is the magnificent 30 ft lounge overlooking the meticulously landscaped gardens.

Upstairs, five generously sized double bedrooms, four with integrated wardrobes, offer comfortable living space, complemented by a lavish en-suite bathroom and walk-in wardrobe to the main bedroom as well as a main family bathroom and separate shower room.

Outside, the property enjoys uninterrupted countryside views, with a large wrap-around lawn bordered by lush trees and shrubs. Multiple patio areas provide perfect spaces for outdoor entertaining.

Originally built in the 1930's, this impressive property provides an abundance of future potential, with generous proportions and an abundance of light on display throughout the property. With a total area of 3,882 square feet, gas central heating, double glazing, and a free-flowing floor plan, this property offers both elegance and functionality. Internal viewing is highly recommended to fully appreciate its many charms.





KEY FEATURES

Unique Detached Residence

Five Bedrooms

Circa 3882 Square Feet

Three Spacious Reception Rooms

Fitted Kitchen

Large Wrap-Around Gardens

Impressive In & Out Driveway

Triple Car Garage

Uninterrupted Countryside Views









